

Before the Board of Zoning Adjustment, D. C.

Application No. 11953 of Milton and Doris Smith, pursuant to Section 8207.1 of the Zoning Regulations, for a variance from the side yard requirements (3305.1 and 7107.22), and lot occupancy requirement (3301.1) and 7107.21) of the R-5-A Zone, to permit a rear addition to a dwelling which is a non-conforming structure, as provided by Section 8207.11 of the Regulations, at the premises 719 - 31st Street, S. E., Lot 41, Square 5480.

HEARING DATE: July 16, 1975

DECISION DATE: August 6, 1975

FINDINGS OF FACT:

1. Applicants proposes to erect a rear addition to a non-conforming single family semi-detached house located in the R-5-A Zone.
2. There is a public alley running the entire length of the side lot line on the subject property and to the rear.
3. The proposed addition will require a sideyard variance of six (6) feet, and a lot occupancy variance of 56.31 square feet.
4. There is no opposition of record to the application.

CONCLUSIONS OF LAW:


Based upon the above findings of fact and the evidence of record the Board is of the opinion that applicants will suffer a practical difficulty from the strict application of the sideyard requirements of Sections 3305.1 and 7107.22 and the lot occupancy requirements of Sections 3301.1 and 7107.21 due to the odd shape of their lot. The Board concludes that the granting of the variances will result in no substantial detriment to the public good and will not substantially impair the intent and purpose of the Zoning Regulations.

ORDERED:

It is hereby ordered that the above application be GRANTED.

VOTE: 4-0 (Lilla B. Cummings, Esq., not voting after not having heard the case).

ATTESTED By:


JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER 8/19/75

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

lmb/-8/21/75